

City of **HANFORD**

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



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December 22, 2005

Department of Housing and Community Development
Housing Policy Division
1800 Third Street, Rm. 430
Sacramento, CA 95814

RE: Submittal of Annual Progress Report

Dear Division Manager:

The City of Hanford is hereby submitting its Annual Progress Report on the Implementation of the Hanford General Plan, pursuant to Government Code 65400.

This report includes activities accomplished during the fiscal year 2004-05, which affect the implementation of the Hanford General Plan, as well as accomplishments in meeting the regional housing needs assessment.

The report was reviewed by the Hanford City Council and approved for submittal on December 20, 2005.

If you have any questions regarding the contents of the report, please do not hesitate to contact our offices at (559) 585-2587.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

Lori Saldaña
Housing Specialist

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

**CITY OF HANFORD
ANNUAL PROGRESS REPORT
ON THE IMPLEMENTATION OF THE GENERAL PLAN**

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**CITY OF HANFORD
ANNUAL PROGRESS REPORT
ON THE IMPLEMENTATION OF THE GENERAL PLAN**

Report Period: July 1, 2004 to June 30, 2005

California Government Code Section 65400 (b) requires an annual report on the status of the General Plan and progress in its implementation, including its share of meeting the regional housing needs. Said report shall be submitted to the State of California Department of Housing and Community Development (HCD) on or before October 1 annually. In addition, the report includes information on the City's progress meeting its regional share of housing needs.

I. GENERAL PLAN AND HOUSING ELEMENT UPDATE

In June 2002, the Hanford City Council adopted a new General Plan. The General Plan serves as a "blueprint" for development throughout the community. The Community Development Department is responsible for translating the goals and objectives of the General Plan into working programs that shape the City's development to further the quality of life in Hanford.

The 2003-2008 Housing Element Update was adopted by the Hanford City Council on March 17, 2004, and approved by HCD on June 8, 2004.

II. PROGRESS IN MEETING REGIONAL HOUSING NEED

Continued development of housing in Hanford is important and necessary to accommodate the expected population and employment growth. These factors, among others, are considered when determining the housing needs allocation.

According to the 2004 Housing Element Update, the City's regional share of housing units by income group is as follows:

Very-low Income	1,059 dwelling units
Low Income	883
Moderate Income	224
<u>Above-moderate Income</u>	<u>1,286</u>
Total	3,452 dwelling units

During FY 2004-05, the Building Division issued 1,530 building permits. Of this amount, 492 were issued for new single family development. There were no permits issued for multifamily development. Upon completion of the single family units, Hanford will reduce its regional housing share to 2,960.

Subdivision activity remains active in Hanford, ultimately providing for an additional 949 housing units. During the fiscal year, the following subdivision maps were approved:

<u><i>Subdivision</i></u>	<u><i>Number of lots</i></u>
South Gate Add. (Better Built), approved July, 2004	35
Quail Park (Ennis Homes), approved August 2004	144
Mission Park (Sue Moore), approved August, 2004	36
Sidonia Estates #2 (Lomarey), approved August, 2004	61
Yong Estates (Steve Diaz), approved December, 2004	21
Bridville (Garavello Invest.), approved January, 2005	29
Park Place Condos (Flatley), approved January, 2005	144
Cerutti Subdivision (Cerutti), approved January, 2005	35
McMillin Homes (McMillin), approved February, 2005	244
Cambridge Homes (Lennar), approved March, 2005	65
<u>Copper Valley (Centex), approved June, 2005</u>	<u>135</u>
Total number of lots approved in FY 2004-05	949

The following amendments and annexations were approved during the fiscal year:

September 21, 2004 – Approved – **General Plan Amendment No. 2004-04-A and Rezoning No. 2004-07**, filed by Jon Keller, requesting to change the land use designation on 8.95 acres from Low Density Residential to Service Commercial, located east of Kimball Lane, south of Highway 198, and west of Roosevelt Elementary School; rezoned from R-1-6 to SC.

September 21, 2004 – Approved – **General Plan Amendment No. 2004-04-B and Rezoning No. 2004-08**, filed by Terence Flatley, to change the land use designation on 4.02 acres from Planned Commercial to Medium Density Residential, located on the east side of Centennial Drive, west of 12th Avenue and northwest of Wal-Mart; rezoned from PC to RM-3.

October 6, 2004 – Approved – **Annexation/Reorganization No. 120**, filed by the First Pentecostal Church of Hanford and William Winterburg, proposing to annex 43.90 acres located on the north side of Hanford-Armona Road, west of 12th Avenue; and **Prezoning No. 2003-06**, proposing to prezone the property from AL-10 to SC (Service Commercial) and CO (Conservation).

May 16, 2005 – Approved – **Annexation/Reorganization No. 127**, filed by McMillin Homes, proposing to annex 74.54 acres located on the south side of Fargo Avenue, west of

the BNSF Railroad; and **Prezoning No. 2004-09**, proposing to prezone the property from AL-10 to R-1-6 and R-1-8 (Single Family Residential).

III. EFFECTIVENESS OF THE HOUSING ELEMENT IN ATTAINMENT OF COMMUNITY'S HOUSING GOALS AND OBJECTIVES

The 2004 Hanford Housing Element Update incorporates six (6) goals and fifteen (15) policies. The remainder of this report lists the goals individually and summarizes the City's efforts in achieving the goal during FY 2004-05.

Goal No. 1: Ensure adequate provision for sites for housing.

According to the 2004 Hanford Housing Element Update, Hanford has 5,610 sites suitable for housing development, far exceeding the city housing needs allocation of 3,452. All of the sites identified meet the minimum lot size required of the Hanford Zoning Ordinance.

Goal No. 2: Increase the supply of affordable housing.

The City continues to apply for state and federal grants to fund its housing assistance programs to assist residents in purchasing homes in Hanford. There are currently five (5) programs and one (1) project designed to increase the supply of affordable housing. Those programs and project are as follows:

FIRST-TIME HOMEBUYERS PROGRAM

The First-time Homebuyers Program offers qualifying homebuyers the opportunity to borrow up to \$10,000 for downpayment and/or closing costs to purchase a house within the Hanford city limits. The goal is to apply the funds as downpayment to help lower the family's housing costs to or closest to 28% of their gross monthly income, thus making the unit affordable to the family.

During the fiscal year, the program's guidelines were amended to increase the maximum loan amount from \$5,000 to \$10,000. This was done to address the steadily increasing house prices in Hanford.

There were no additional loans closed during the fiscal year.

HOME SWEET HOME FIRST-TIME HOMEBUYERS PROGRAM

The HOME Sweet Home Program offers qualifying first-time homebuyers the opportunity to borrow up to \$40,000 for downpayment and/or closing costs to purchase a house within the Hanford city limits. The goal is to apply the funds as

downpayment to help lower the family's housing costs to or closest to 28% of their gross monthly income, thus making the unit affordable to the family.

During the fiscal year, the program's guidelines were amended to increase the maximum loan amount from \$30,000 to \$40,000. This was done to address the steadily increasing house prices in Hanford.

During the fiscal year, fourteen (14) first-time homebuyers were assisted in achieving homeownership through this program.

INFILL PROGRAM

Vacant lots are known to contribute to slum and blight in most communities. In an effort to eliminate this problem in Hanford, the City is moving forward with its infill program. Through this program, the city purchases viable lots and finances the construction of single family houses on the purchased lots; then sells the houses to qualifying low income families. To help maintain affordable house prices, the city leverages the program by providing for preconstruction costs, such as infrastructure and land dividing and/or grading.

During the fiscal year, building permits were issued for three (3) houses; and an environmental review was conducted on a fourth lot, which will ultimately be the site for an additional home. A lot survey was also conducted to identify additional lots.

AFFORDABLE HOUSING REWARD PROGRAM

During the fiscal year, the city developed a new program that targets the smaller developer and provides an incentive to develop affordable housing in Hanford. The Affordable Housing Reward Program is designed to reimburse a qualifying developer the actual costs of permit fees paid if he/she/they developed a single family house and sold the house to a family utilizing a city downpayment assistance program. Families utilizing the city's downpayment assistance program are offered gap financing to insure that their housing costs are affordable at the time of purchase.

There were no applications received during the fiscal year.

RENTAL NEW CONSTRUCTION

During the fiscal year, the City of Hanford successfully submitted an application to the HOME Investment Partnership Program for \$3.5 million to partially fund a

40-unit rental construction project. Upon completion, all units will be affordable to families of income at or below 80% of Kings County median income.

Goal No. 3: Remove governmental constraints.

See Section IV of this report.

Goal No. 4: Preserve and conserve existing neighborhoods.

Preserving the quality of the City's existing neighborhoods is a high priority in Hanford. In an effort to achieve this goal, the City offers the following programs to Hanford residents:

HOUSING REHABILITATION

The City of Hanford has implemented a housing rehabilitation program since the early 1990s. The program assists qualified homeowners with home repairs, with the emphasis being the elimination of health and safety hazards.

During the fiscal year, six (6) homeowners were assisted in preserving their home through the program.

EMERGENCY REPAIR PROGRAM

The Emergency Repair Program is designed to provide immediate financial assistance for those emergency repairs that pose a threat to one's health and safety. Assistance is limited to emergency repairs only. An example of qualifying repairs include, but is not limited to, replacing and/or repairing a leaking roof, repairing plumbing, replacing and/or repairing air conditioning or heating units. Zero percent deferred loans and grants up to \$10,000 are available to qualifying homeowners.

There were no loans closed during the fiscal year.

SUMMER PAINT PROGRAM

Another program aimed at preserving and improving the quality of the City's existing neighborhoods is the Summer Paint Program. This program is targeted to Hanford's senior and/or disabled residents. Through this program, the City assists with the cost of the paint and provides the material and labor for painting the exterior of the home.

A total of twenty (20) homeowners were assisted during the fiscal year.

DO-IT-YOURSELF PAINT PROGRAM

The City also offers a do-it-yourself paint program. Through this program, the City assists qualified homeowners with the cost of the paint, while homeowners provide for the labor and materials.

Four (4) homeowners were assisted during the fiscal year.

CODE ENFORCEMENT

Code enforcement is an important means to preserve public health and safety and to ensure that the character and quality of Hanford's neighborhoods are being maintained. During the fiscal year, the City received 559 complaints and closed 223 cases consisting of various violations.

Goal No. 5: Implement Housing Element and monitor progress

City staff continues to monitor the progress in implementing the programs identified in this report and in the Hanford Housing Element. Progress is reported on a monthly basis for City review, on a quarterly basis for state and/or federally funded programs and on a fiscal year basis for the purpose of this report.

Goal No. 6: Ensure adequate housing opportunities for all social and economic segments

It is the City's goal to ensure adequate housing opportunities for all segments of the community. The City's General Plan and Zoning Ordinance provides for all types of housing development.

IV. PROGRESS TOWARDS MITIGATING GOVERNMENTAL CONSTRAINTS

The City's General Plan and Zoning Ordinance provides for all types of housing development. The city will continue to review and update, where necessary, its ordinances, policies, programs and practices to ensure that they adhere to state law and adequately address the development, maintenance and improvement of housing for all walks of life.

END OF REPORT

Approved by the Hanford City Council on December 20, 2005

Respectfully submitted,

COMMUNITY DEVELOPMENT DEPARTMENT



Thomas J. Haglund
Deputy City Manager
Acting Community Development Department Director